

MARKET ACTION REPORT

May 2017

City: Miami Beach



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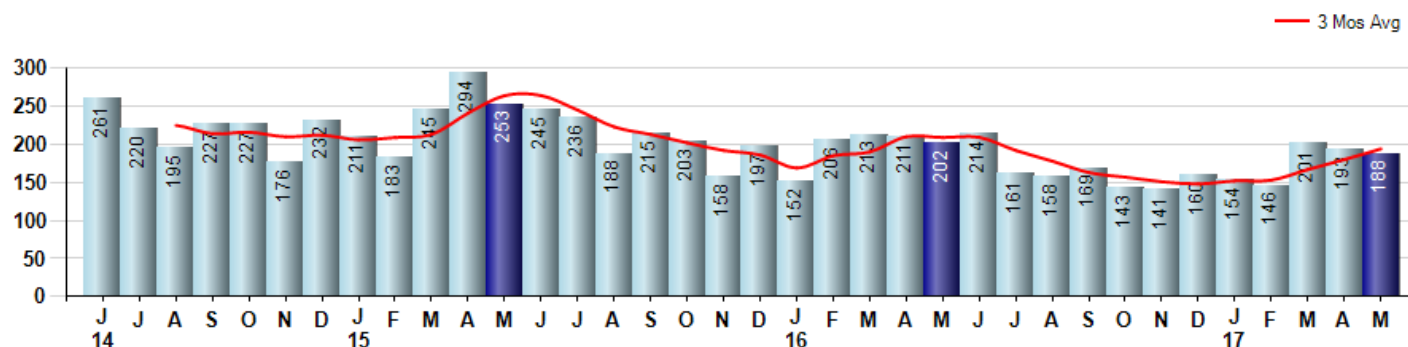
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo, Mobile Home, Lot/Land, Farm

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$585,000	-2%		-2%				
Average List Price of all Current Listings	\$1,818,217	0%		-4%				
May Median Sales Price	\$365,000	-9%	-3%	3%	-1%	\$365,000	-5%	-1%
May Average Sales Price	\$872,812	-8%	-11%	5%	5%	\$940,331	17%	13%
Total Properties Currently for Sale (Inventory)	3,413	-1%		5%				
May Number of Properties Sold	188	-3%		-7%			-10%	
May Average Days on Market (Solds)	151	4%	0%	13%	23%	149	28%	21%
Asking Price per Square Foot (based on New Listings)	\$698	7%	0%	1%	-4%	\$702	-6%	-3%
May Sold Price per Square Foot	\$546	2%	-1%	-2%	-1%	\$552	-1%	0%
May Month's Supply of Inventory	18.2	2%	2%	13%	-4%	20.1	20%	7%
May Sale Price vs List Price Ratio	88.5%	0.3%	1%	-1%	-1.6%	88.3%	-2.2%	-1.8%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

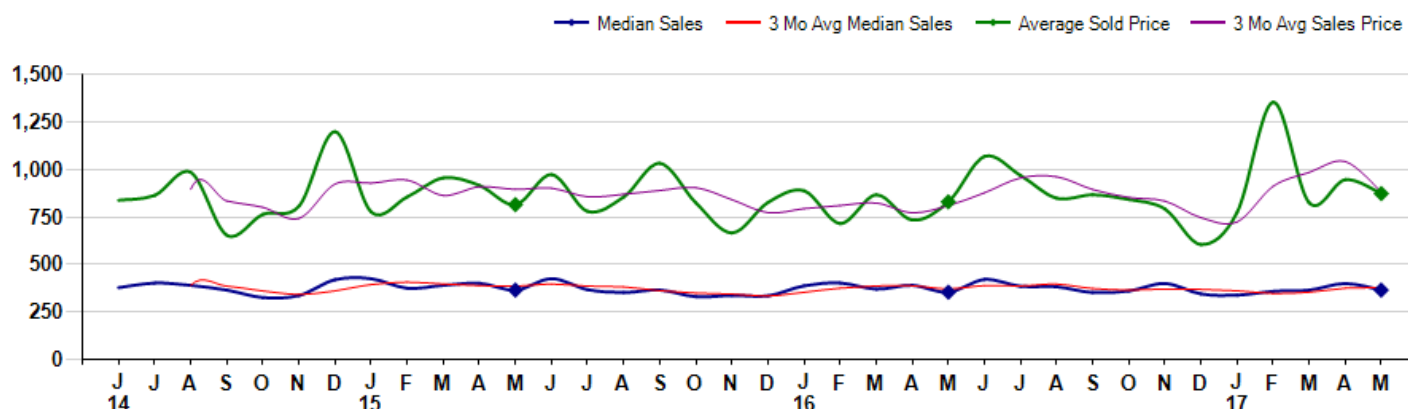
May Property sales were 188, down -6.9% from 202 in May of 2016 and -2.6% lower than the 193 sales last month. May 2017 sales were at their lowest level compared to May of 2016 and 2015. May YTD sales of 882 are running -10.4% behind last year's year-to-date sales of 984.



Prices

The Median Sales Price in May was \$365,000, up 3.1% from \$354,000 in May of 2016 and down -8.8% from \$400,000 last month. The Average Sales Price in May was \$872,812, up 5.3% from \$829,168 in May of 2016 and down -7.8% from \$946,213 last month. May 2017 ASP was at highest level compared to May of 2016 and 2015.

Median means Middle (the same # of properties sold above and below Median) (000's)



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Based on information from Miami Association of REALTORS for the period 6/1/2014 through 5/31/2017. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



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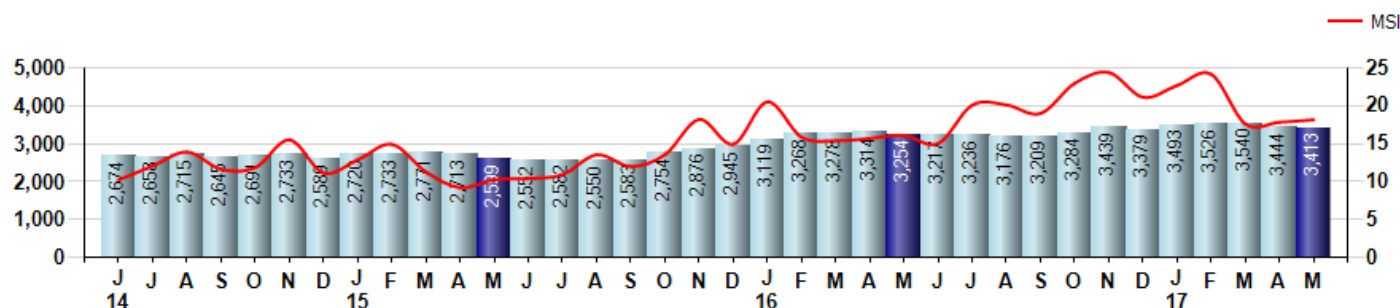
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Inventory & MSI

The Total Inventory of Properties available for sale as of May was 3,413, down -0.9% from 3,444 last month and up 4.9% from 3,254 in May of last year. May 2017 Inventory was at highest level compared to May of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2017 MSI of 18.2 months was at its highest level compared with May of 2016 and 2015.

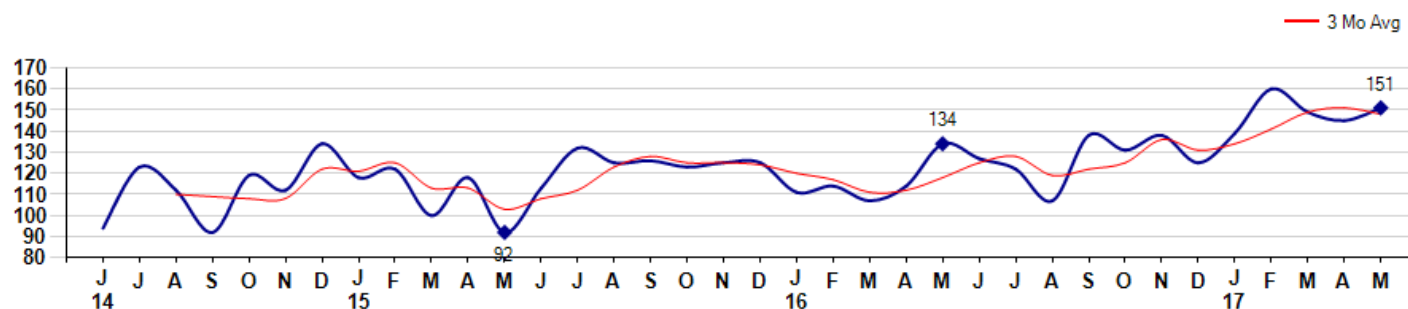
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for May was 151, up 4.1% from 145 days last month and up 12.7% from 134 days in May of last year. The May 2017 DOM was at its highest level compared with May of 2016 and 2015.

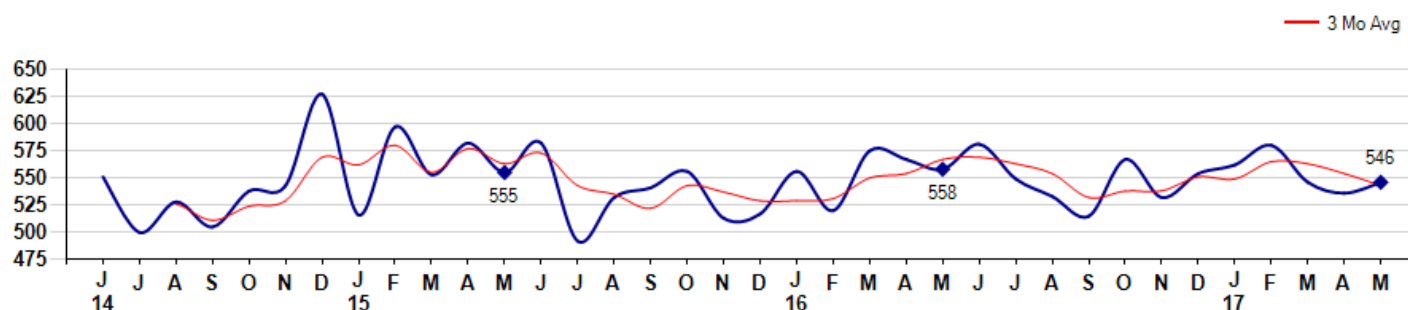
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The May 2017 Selling Price per Square Foot of \$546 was up 1.9% from \$536 last month and down -2.2% from \$558 in May of last year.

Average Selling Price per Square Foot for properties that sold during the month



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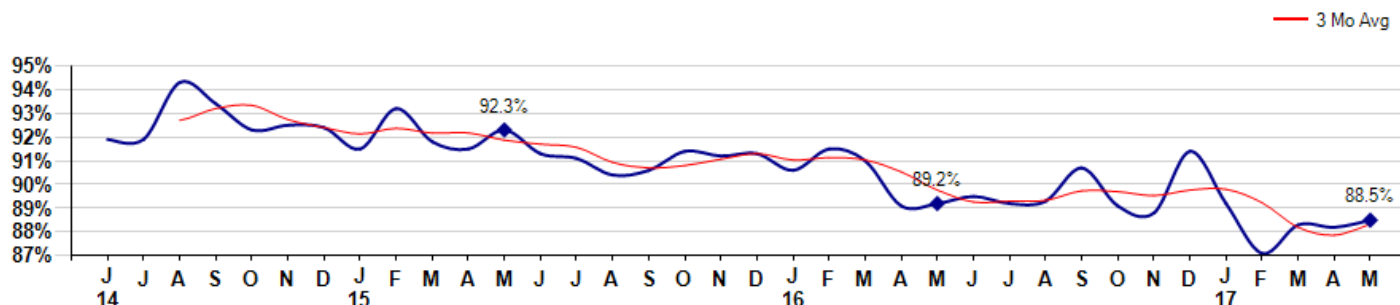


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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The May 2017 Selling Price vs List Price of 88.5% was up from 88.2% last month and down from 89.2% in May of last year.

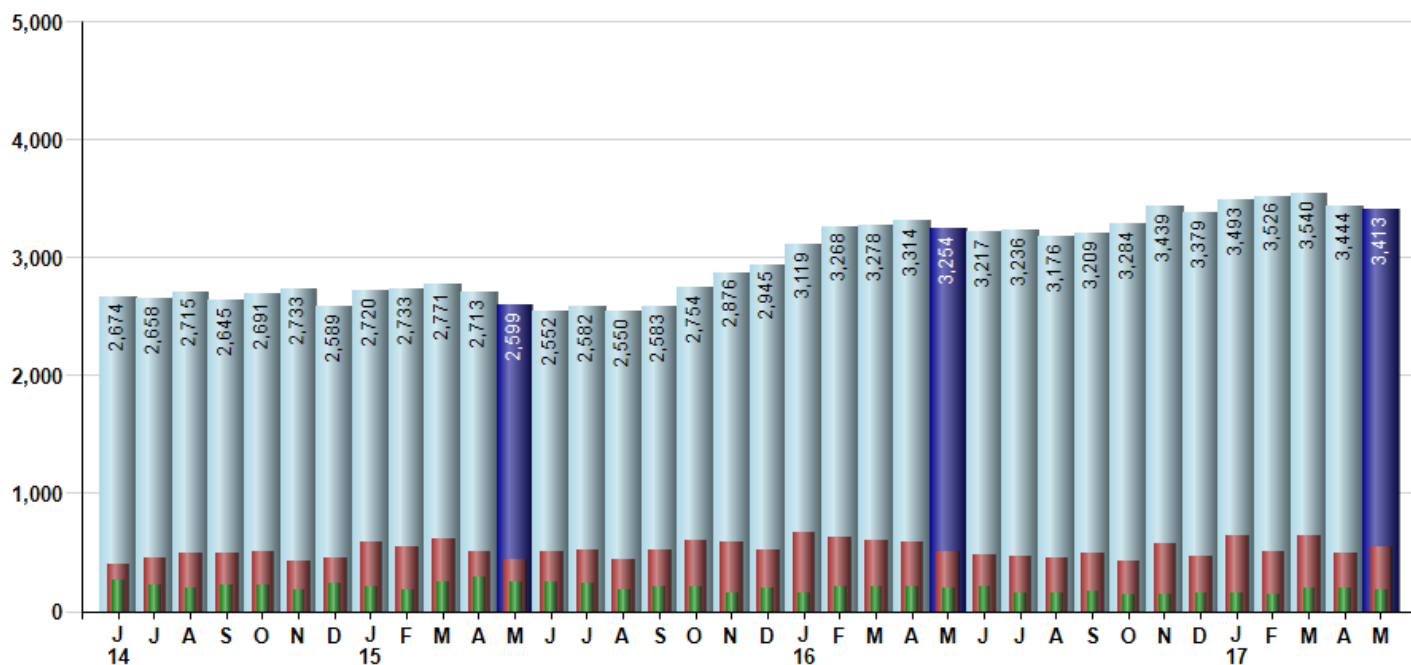
Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in May 2017 was 548, up 10.5% from 496 last month and up 8.7% from 504 in May of last year.

Inventory NewListings Sold



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